



Little Talland The Street, Firle, Lewes, BN8 6NT

# Little Talland, The Street Firle Lewes BN8 6NT Guide Price £795,000

An imposing semi-detached Edwardian villa, ideally located in the very heart of Firle. All within level walking distance, of the many amenities this sought-after and most picturesque Sussex village offers, situated in The South Downs National Park.

The well balanced accommodation found over ground, first and second floors is as follows:- Reception hall : Sitting room : Dining room : Kitchen/breakfast room : Pantry : 3 Bedrooms : Family bathroom : Study : Cloakroom : Garden Store : Log Shed : On-street parking | Front Garden with side return leading to Private Walled Rear Garden

The property With a distinctive façade and date plaque designation of 1904, Little Talland offers a wealth of retained heritage detail and appealing features whilst also providing a versatile and homely living environment. On the ground floor, the high ceilinged reception rooms comprise a sitting room with bay window alcove and the warming ambience of a log-burner, whilst the adjacent dining room has a window with an outlook to the rear garden and a feature fireplace with ornate tiling. Fitted with Shakerstyle cabinetry, the kitchen to the rear benefits from an adjoining pantry and an external door offering an easy transition to an al fresco living. As easy rising stairway leads from the reception hallway to a half split level landing enabling access to the family bathroom which comprises a shower over panel bath and monochrome floor tiling. A series of steps leads to the upper hallway and two bedrooms both with feature decorative fireplaces, with the principal room enjoying the enhanced illumination afforded by the large bay window recess. At the top of the house, there is an additional bedroom, study and an attic store which provides the potential of creating a shower room with WC (subject to attaining the appropriate consent).

A low-level stone wall fronts the street, with a picket garden gate providing pedestrian access via pathway leading to the covered, entrance portal. There is attractive planting at the frontage and a timber side gate offers a route to the rear garden via a paved pathway which extends to the external rear door. A gravelled area just outside the kitchen door offers a spot for outdoor dining and relaxation and the walled garden provides a sheltered courtyard environment which is filled with an abundant collection of cottage garden planting combining a pretty patchwork of flowering annuals, perennials and shrubs.

## Location

The village of Firle occupies an idyllic, secluded setting within The South Downs National Park. Within immediate level walking distance are amenities including the well attended village pub, parish church, village shop and post office, village hall, Firle cricket ground and the Firle Church of England primary school. The historic county town of Lewes affords shopping, gastro pubs and restaurants, along with the seaside resort of Eastbourne, all within easy reach. Lewes railway station provides connections to London Victoria (64 minutes), London Bridge (90 minutes) and Brighton (20 minutes), whilst the A27 provides motorway access to the A23/M23, Gatwick Airport and the national motorway network. Well considered and attended schooling in the vicinity includes Cumnor House, Great Walstead, Bede's, Lewes Priory, Lewes Old Grammar School, Burgess Hill Girls, Lewes Tertiary College, Brighton College and Eastbourne College.

Lewes with mainline train station 4.8 miles, Newhaven Ferry Port 7.2 miles, Uckfield 12 miles, Brighton 12.4 miles, Eastbourne 13 miles, London Gatwick Airport 35 miles

Mains water, electricity and drainage are appointed to the property. Local Authority: Lewes District Council: Tax band C



- Edwardian splendour in the thriving heart of Firle village
- Light and airy accommodation found over ground, first and second floors
- Immediately available with no onward chain
- Viewing commencing Thursday 19th September, thereafter each Saturday and Thursday
- On street parking
- Four Bedrooms (3 double)
- Oil fired central heating
- Front, side and walled rear garden, rear garden offering seclusion and privacy
- Displaying a wealth of character features synonymous of the Edwardian era
- For further information please email: [colin.sharp@rowlandgorringe.co.uk](mailto:colin.sharp@rowlandgorringe.co.uk)



Entrance Hall	
Kitchen	3.66m x 2.90m (12" x 9'6")
Pantry	
Dining Room	3.51m x 3.05m (11'6" x 10")
Sitting Room	3.78m x 3.51m (12'5" x 11'6")
First Flor Landing	
Bedroom	5.18m x 3.66m (17" x 12")
Bedroom	3.61m x 3.33m (11'10" x 10'11")
Bathroom	
Separate WC	
Second Floor Landing	
Bedroom	5.05m x 3.66m (16'7" x 12")
Bedroom	3.33m x 2.97m (10'11" x 9'9")
Loft Room	4.67m x 2.79m (15'4" x 9'2")
Rear Garden	
Store Room	
Store Room	
Store Room	





## The Street, Firle, BN6 6NT

Approximate Gross Internal Area = 147.7 sq m / 1590 sq ft  
 Stores = 9.8 sq m / 105 sq ft  
 Total = 157.5 sq m / 1695 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.  
 Imageplansurveys @ 2024

### Rowland Gorringe Estate Agents

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

